

DATE: 1/6/2009
SCALE: 1" = 100'

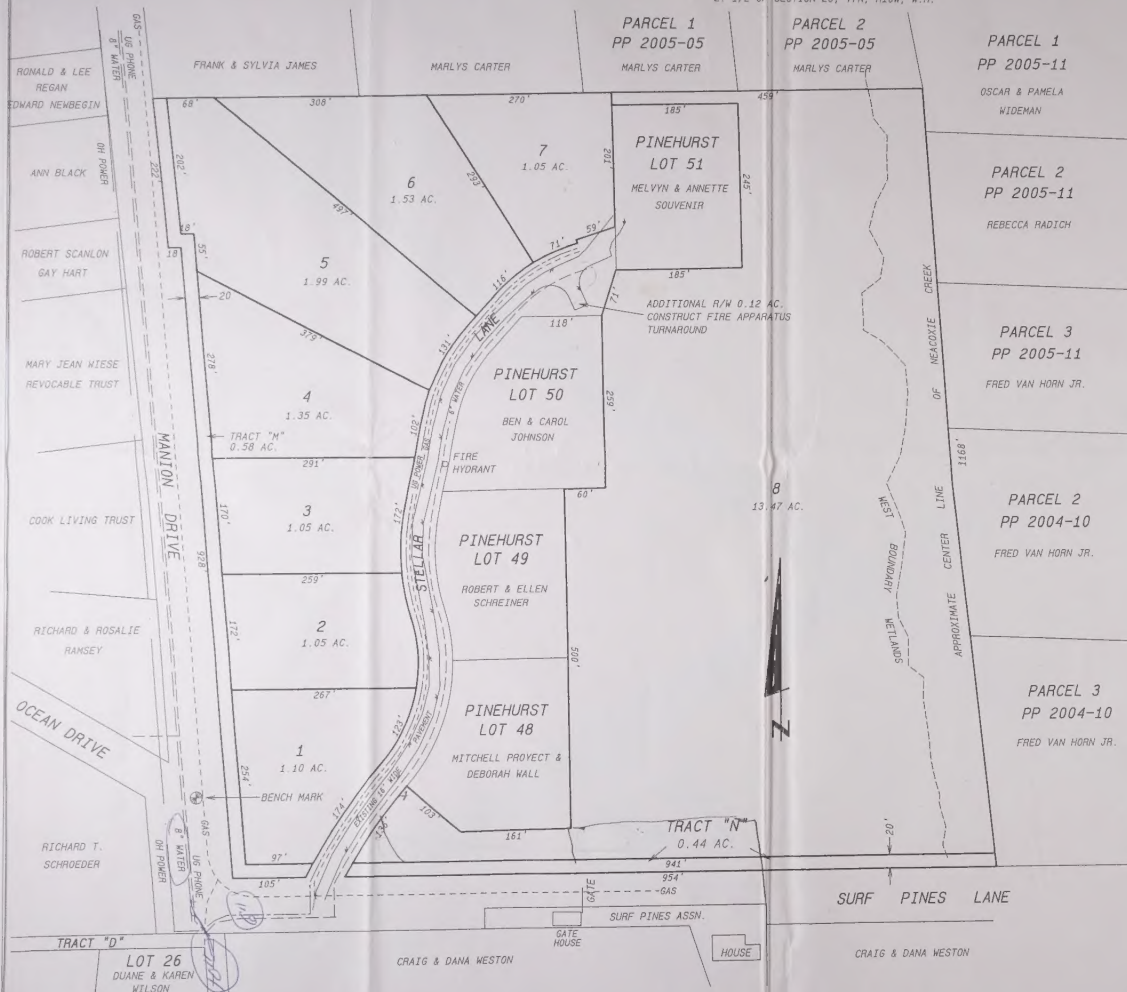
EXHIBIT 1-A
PRELIMINARY PLAT OF MANION PINES
CLATSOP COUNTY, OREGON

E. 1/2 OF SECTION 28, T7N, R10W, W.M.

OWNER:
RICH SCHROEDER
RICK CHARLTON
LEO GRAHAM
C/O RICK CHARLTON
853 S.W. SPRING LANE
PORTLAND, OR 97225
503-520-1322

PLANNER:
MARK BARNES
P.O. BOX 569
ASTORIA, OR 97103
503-325-4356

SURVEYOR:
KARL F. FOESTE
P.O. BOX 807
WARRENTON, OR 97146
503-861-2569



DESCRIPTION OF PLAT BOUNDARIES:
TRACTS "M" AND "L", PINEHURST ESTATES LOTS 25-51,
COUNTY OF CLATSOP, STATE OF OREGON.

PLAT NOTES:

1. MANION PINES IS AN EIGHT LOT SUBDIVISION WITH ADJOINING TRACTS "M" AND "N". LOTS 1 THROUGH 7 WILL BE USED FOR CONSTRUCTION OF SINGLE FAMILY RESIDENCES. LOT 8 IS PRESENTLY PROPOSED TO BE SOLD TO NORTH COAST LAND CONSERVANCY AND WILL BE MAINTAINED AS PERMANENT OPEN SPACE. TRACTS "M" AND "N" ARE RESERVED FOR THE CONSTRUCTION OF UTILITIES AND PEDESTRIAN WAYS. TITLE TO TRACTS "M" AND "N" WILL BE RETAINED BY THE OWNERS, THEIR HEIRS, AND ASSIGNS. THERE ARE NO COMMUNITY FACILITIES PLANNED FOR THIS SUBDIVISION.
2. MOST OF THE PLAT IS LOCATED IN A CBR ZONE, BUT A NARROW STRIP OF LW ZONE EXISTS ALONG THE EAST BOUNDARY OF THE PLAT.
3. EACH LOT WILL BE SERVICED WITH WATER FROM THE CITY OF WARRENTON, UNDERGROUND POWER FROM PACIFIC POWER, UNDERGROUND TELEPHONE FROM QWEST, GAS FROM NORTHWEST NATURAL, AND CABLE TELEVISION FROM CHARTER COMMUNICATIONS. THESE UTILITIES ARE IN PLACE, BUT SERVICES WILL NEED TO BE EXTENDED TO EACH OF LOTS 1 THROUGH 7.
4. AT THIS TIME, LOTS 1 THROUGH 7 HAVE NOT BEEN APPROVED BY D.E.Q. FOR ON-SITE SUBSURFACE DISPOSAL SYSTEMS.
5. STELLAR LANE IS AN EXISTING PRIVATE ROAD THAT IS PART OF THE SURF PINES ROAD SYSTEM. A 0.12 ACRE TRACT OF LAND WILL BE DEDICATED AT THE NORTH END OF STELLAR ROAD FOR THE PURPOSE OF CONSTRUCTING AN ADEQUATE FIRE APPARATUS TURNAROUND.
6. ALL BUILDING SETBACKS WILL COMPLY WITH THOSE SETBACKS REQUIRED BY THE COUNTY ZONING ORDINANCE.
7. THE ONLY AREAS PROPOSED FOR CUTTING AND FILLING ARE THOSE AREAS THAT WILL BE USED FOR THE CONSTRUCTION OF HOUSES AND THE INSTALLATION OF UTILITIES.
8. AS IS DONE THROUGHOUT THE SURF PINES AREA, SURFACE RUNOFF FROM THE PROPOSED BUILDING SITES WILL BE ABSORBED BY THE NATIVE SAND SOILS LOCATED THROUGHOUT THE SUBDIVISION.
9. SEE ATTACHED ADDENDUM TITLED "EXHIBIT D" CONCERNING ENDANGERED SPECIES LOCATED WITHIN 1,000 FEET OF THIS PLAT.

BENCH MARK DESCRIPTION:
OREGON STATE HIGHWAY DEPARTMENT BRASS CAP "SS-15"
HAVING A PUBLISHED ELEVATION OF 66.86 FEET
N.G.V.D.

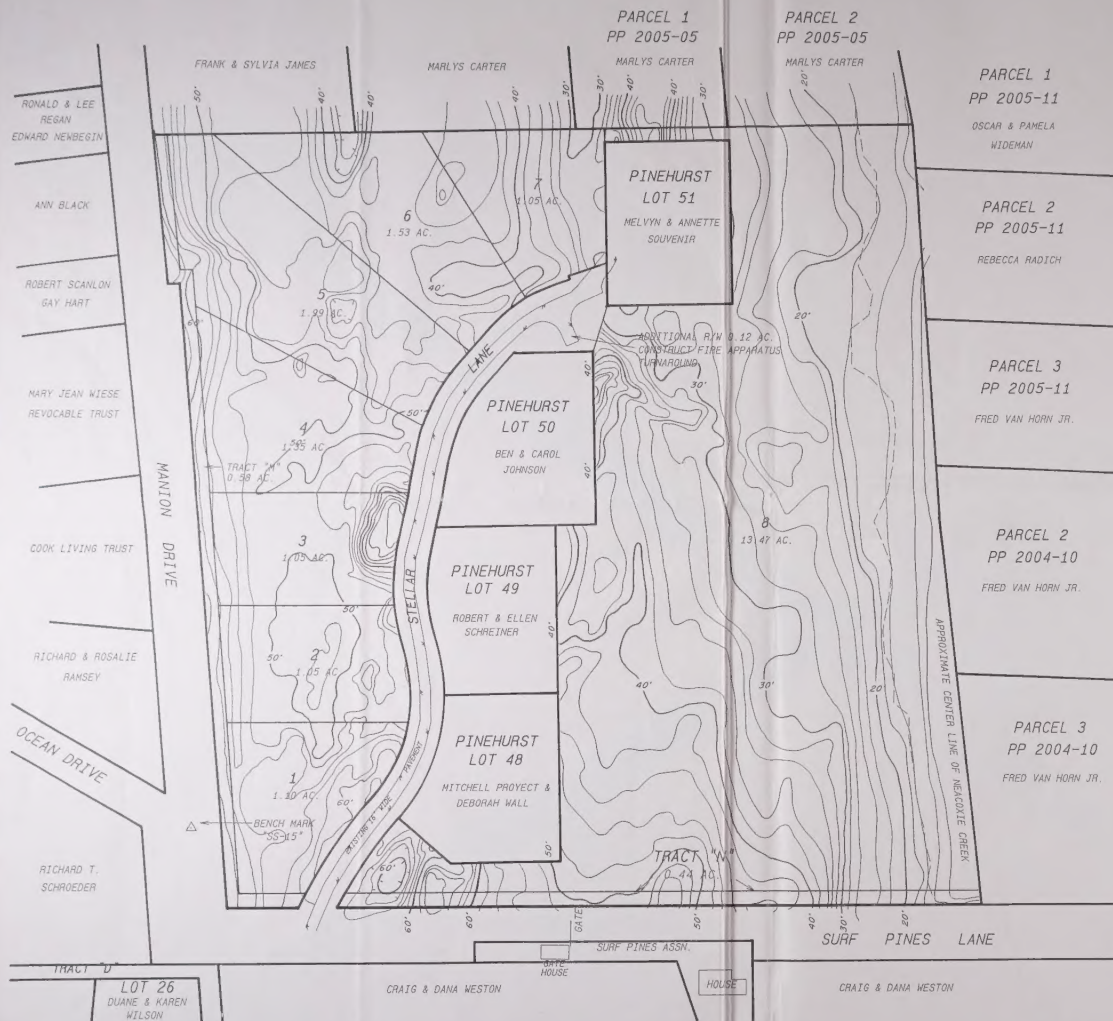
EXHIBIT 1-A
 TOPOGRAPHIC MAP OF
 PRELIMINARY PLAT OF MANION PINES
 CLATSOP COUNTY, OREGON

E. 1/2 OF SECTION 20, T7N, R10W, W.M.

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BASIS OF ELEVATIONS:

BASIS OF ELEVATIONS IS NGVD 29(47) AS DERIVED FROM
 CH2M HILL PHOTO CONTOUR MAP DATED 1973.

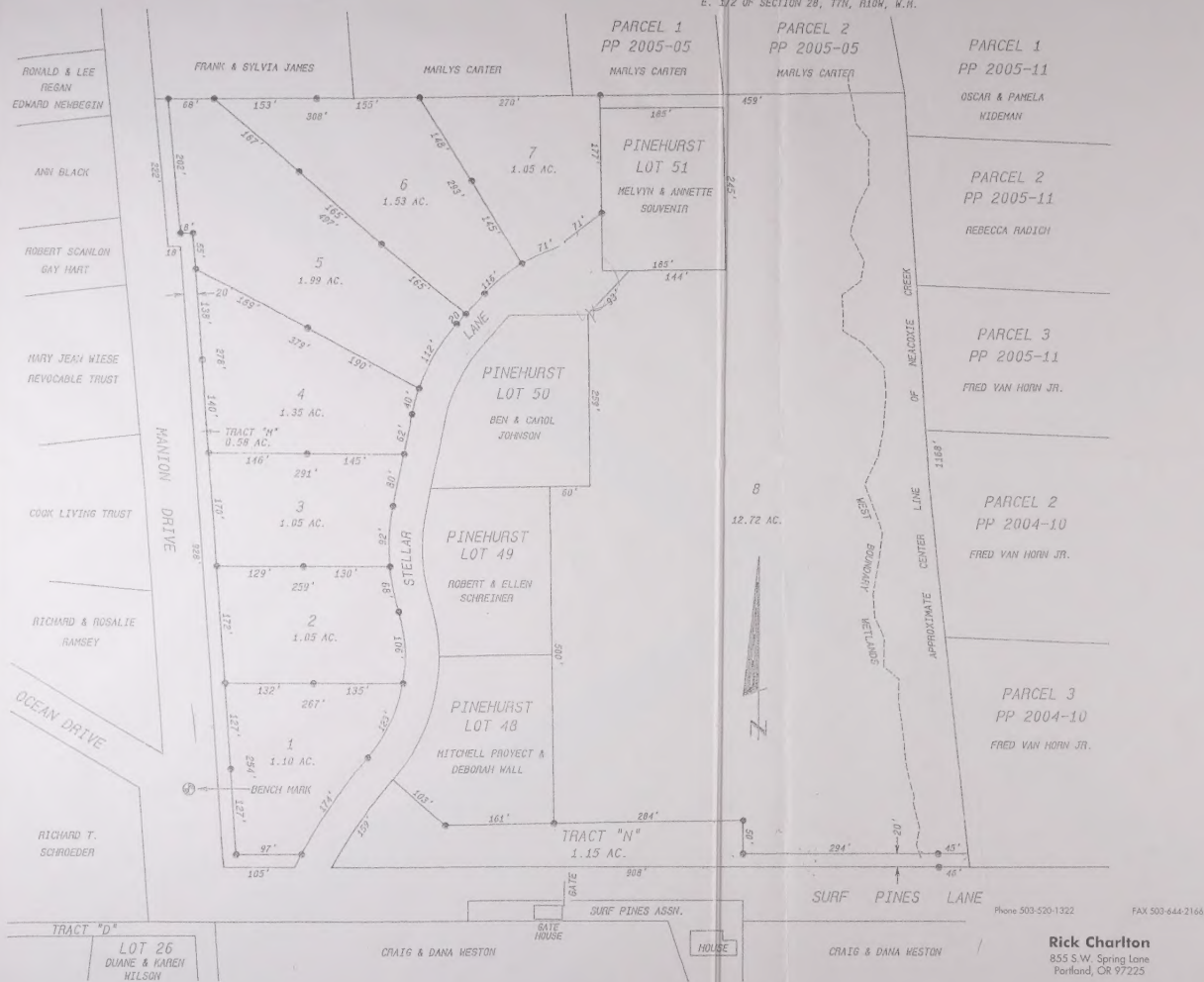


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 REVISED 12/8/2009

EXHIBIT 1-A

PRELIMINARY PLAT OF MANION PINES
 CLATSOP COUNTY, OREGON

E. 1/2 OF SECTION 28, 17N, R10W, W.H.



Phone 503-520-1322

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 855 S.W. Spring Lane
 Portland, OR 97225

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Cell: 503-320-4600

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CLATSOP COUNTY, OREGON

E. 1/2 OF SECTION 28, T7N, R10W, W.M.

